

APPROVED 6-5-2003



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA - CITY HALL
3939 N. DRINKWATER BOULEVARD
MAY 22, 2003**

PRESENT: Wayne Ecton, Councilman
E.L. Cortez, Vice Chairman
Steve Steinberg, Planning Commission Member
Anne Gale, Design Member
Jeremy Jones, Design Member
Raymond Potter, Design Member
Michael Schmitt, Design Member

STAFF: Tim Conner
Jayna Shewak
Bill Verschuren
Al Ward

CALL TO ORDER

The regular meeting of the Scottsdale Development Review Board was called to order by Councilman Ecton at 1:00 p.m.

ROLL CALL

A formal roll call confirmed members present as stated above.

OPENING STATEMENT

COUNCILMAN ECTON read the opening statement that describes the role of the Development Review Board and the procedures used in conducting this meeting.

APPROVED 6-5-03 - BDF

MINUTES APPROVAL

May 8, 2003 Development Review Board Minutes

MR. STEINBERG MADE A MOTION TO APPROVE THE MAY 8, 2003 MINUTES AS PRESENTED. SECOND BY VICE CHAIRMAN CORTEZ.

THE MOTION PASSED BY A VOTE OF SEVEN (7) TO ZERO (0).

CONSENT AGENDA

14-DR-2003 Wal-Mart Pads
 Site plan and elevations
 SWC Greenway Road Alignment & Pima Road
 Perlman Architects, Architect/Designer

MR. JONES MOVED TO APPROVE CASE 14-DR-2003 WITH THE ADDED STIPULATION THAT THE COLORS BE BROUGHT BACK TO A STUDY SESSION. SECOND BY MS. GALE.

THE MOTION PASSED BY A VOTE OF SEVEN (7) TO ZERO (0).

REGULAR AGENDA

32-DR-2001#5 Desert Fairways – Phase 2
 Site plan & elevations
 SWC Loop 101 & Bell Road
 DFD Cornoyer Hedrick. Architecture/Designer

MR. WARD presented this case as per the project coordination packet. Staff recommends approval, subject to the attached stipulations.

MR. JONES inquired about a discrepancy between the written portion and the drawings. The written portion describes as being bronze rose tint with reflective glazing and the elevations show non-reflective glazing. He stated his understanding is that we don't approve reflective glazing anymore. He inquired if they can be assured this is non-reflective glazing. Mr. Ward stated they could stipulate that it is non-reflective glazing. He further stated he does not think they have an actual requirement for non-reflective but they do prefer it.

MR. JONES stated that apparently they are including the golf course to fulfill the open space requirement that normally give them space around the building. He further stated that the elevations show trees closer to the building but they are actually out in the parking lot. There is about six feet from bumper of the car to the buildings on the parking lot side and it seems awfully tight. Mr. Ward stated

they have a policy for base planting. In this particular case, the planting is approximately 10 feet from the face of the building to the bumper. There are a couple of areas where the doorway protrudes and comes out so they have asked them to eliminate a couple of the parking stalls so when you come out you are not at the bumper. Other than that, there is the 10 feet all the way around the base of the buildings.

MR. STEINBERG inquired about the retention on the site. Mr. Ward replied regarding the overall retention he would have to refresh his memory regarding where it is but he did not believe there would be retention on the golf course.

Mr. Steinberg stated there was a stipulation regarding the parking spaces and aisles not meeting design standards, he inquired if that has been resolved to their satisfaction. Mr. Ward replied in the affirmative.

VICE CHAIRMAN CORTEZ stated a few meetings ago DFD requested changes to the Phase III color palette. He inquired which colors have they elected to utilize in comparison to Phase I and Phase III. Mr. Ward replied they would be consistent.

MR. SCHMITT stated he would like to comment on the site plan. He stated in looking at how the parking lot transitions into the parking lot for Phase III it seems that none of the islands want to continue through. Mr. Ward stated the Transportation Department did review the traffic circulation and felt it was satisfactory. Mr. Schmitt stated he would like the traffic landscape islands between project phases be reviewed and modified to ease internal traffic circulation.

MR. POTTER inquired if these are going to be condos. Mr. Ward replied in the affirmative. Mr. Potter inquired if the parking has the same requirements whether they are for sale or for lease. Mr. Ward replied the requirements are based on the use rather than form of ownership.

Mr. Potter stated regarding site lighting there appears to be an inadvertent reference in the parking lot lighting to a gasoline canopy. He further stated that he wants to ensure that all references actually apply to this case and that reference would need to be excised and everything else applies to this case. Mr. Ward replied that was an oversight and they will go back and confirm if there are any issues and make sure they make those modifications.

COUNCILMAN ECTON stated he was intrigued by the fact that the golf course was considered as part of the open space. He further state it was his understanding that the ownership of the property is the same for the building and the golf course and that is why that is allowed. Mr. Ward stated this is a result of

a lease agreement between the City, the TPC, and Desert Fairways as well as the other owner to the south.

Councilman Ecton stated when they discussed the parking spaces in this phase and the previous phase had 640 parking spaces that seems like a lot. He further stated when they work with developers on projects like this do they encourage parking garages rather than all the mass concrete and blacktop because of the significant difference in heat factors that result from having the open spaces versus a garage. He inquired about the guidelines on that situation. Mr. Ward stated he believed it was a matter of economics. He further stated he does not believe the city can dictate that requirement. Ms. Shewak stated Mr. Ward is correct that it is a issue of economics so they cannot require them to use a parking structure. The Board does have the ability to look at the site planning, try, mitigate those asphalt areas, try, and mitigate that parking situation.

Councilman Ecton stated where this struck him when they were reviewing the previous case the Wal-Mart parking lot as huge as it is it sure would have been nice if it would have been a garage instead all that open space and sea of cars. He further stated he felt that is the direction they should thing about going in some manner shape or form. He further state It just strikes him as a better use of space and reducing the amount of heat that comes out of those things. Ms. Shewak stated just something to think about in the Downtown District there are incentives to property owners who build parking garages. She further stated in the future if the City moves in that direction they can always provide tradeoffs to recover the costs. She noted that was an excellent comment.

MR. SCHMITT stated he felt the method in which the open space is set up on this by using the portion of the golf course has created what he would consider a unpleasant development to the public. He further stated he knows this is not something they can affect here today but looking down the road and how these things are structured might be something to consider.

VICE CHAIRMAN CORTEZ MOVED TO APPROVE CASE 32-DR-2001#5 WITH THE FOLLOWING ADDITIONAL STIPULATIONS:

- 1) NON-REFLECTIVE GLAZING BE UTILIZED.**
- 2) THE TRAFFIC LANDSCAPE ISLANDS BETWEEN PROJECT PHASES BE REVIEWED AND MODIFIED TO EASE INTERNAL TRAFFIC CIRCULATION.**

SECOND BY MR. SCHMITT.

THE MOTION PASSED BY A VOTE OF SEVEN (7) TO ZERO (0).

ADJOURNMENT

With no further business to discuss, the regular meeting of the Scottsdale Development Review Board was adjourned at 1:30 p.m.

Respectfully Submitted

"For the Record" Court Reporters